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Book# 9555

Page# 49

Filed & Recorded

09/03/2002 02:40:41 PM

GERRY RICKHOFF

COUNTY CLERK

BEXAR COUNTY

RECORDING

RECORDS

SECTION

COURT

25.00

5.00

1.00

GENERAL NOTES

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF STONEWALL RANCH, PHASE 1 (P.U.D.) FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS OF ANY NATURE WITHIN STONEWALL RANCH, PHASE 1 (P.U.D.) SHALL BE THE RESPONSIBILITY OF HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS, AND WATER MAINS, TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
6. LOT 2, BLOCK 5; LOT 29, BLOCK 5; LOT 14, BLOCK 6; LOT 1, BLOCK 10; LOT 11, BLOCK 10; AND LOT 1, BLOCK 11, ALL IN N.C.B. 34729 (GREENBELT) SHALL BE DESIGNATED AS LANDSCAPE, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, PEDESTRIAN AND CABLE T.V. EASEMENTS.
7. LOT 1, BLOCK 5, N.C.B. 34729 IS A PRIVATE STREET AND IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, PEDESTRIAN, AND/OR SANITARY SEWER EASEMENTS, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

IMPACT FEE PAYMENT DUE:

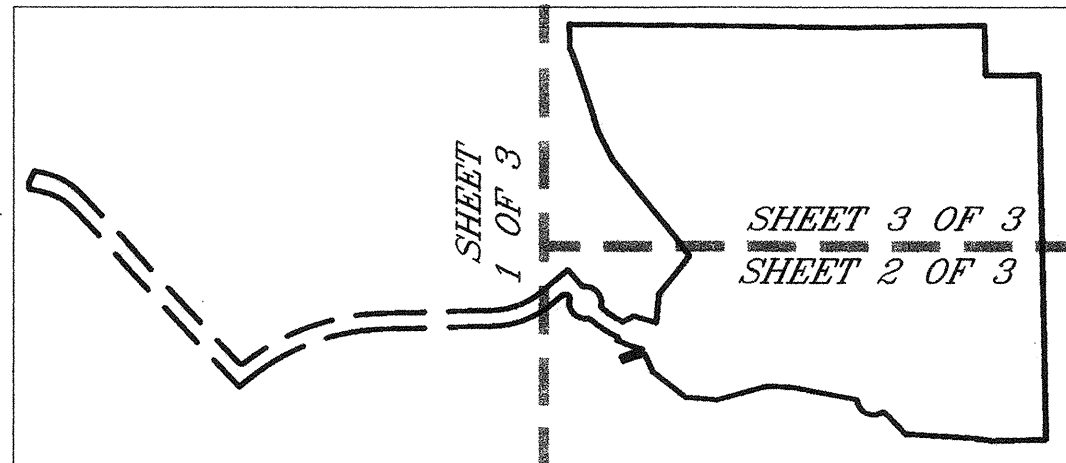
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D.#AY1808) N:13731522.2197 E:2140520.8364 OBLATE, 1953 (P.I.D.#AY1961) N:13731295.2612 E:2127038.6019 BITTERS, 1953 (P.I.D.#AY0072) N:13756584.2745 E:2126377.7379
4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.999830029.
5. BEARINGS SHOWN MUST BE ROTATED 00°00'00" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

NOTE:

THIS PLAN INCLUDES STREET NAME REVISIONS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON 6-26-02



INDEX MAP
SCALE: 1" = 600'

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF January
A.D. 20 02
JUNE M. PUENTE
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

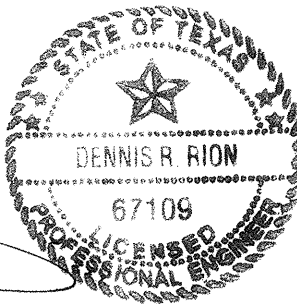
BY: HM DOMINION RIDGE LTD.
BY: HM DOMINION RIDGE GP, INC. A TEXAS CORPORATION, GENERAL PARTNER

Jay Hanna
BY: JAY HANNA, PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

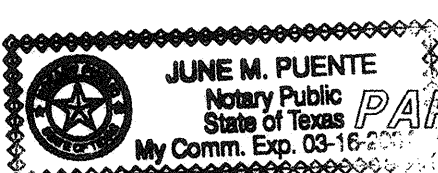
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jay Hanna, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF January
A.D. 20 02
JUNE M. PUENTE
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



NOTE: THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON 5-22-02

SUBDIVISION PLAT OF STONEWALL RANCH, PHASE 1 (P.U.D.) (PLANNED UNIT DEVELOPMENT)

A 37.60 ACRE TRACT OF LAND BEING OUT OF THAT 104.7 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8815, PAGES 130-136 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A 1.407 ACRE TRACT OF LAND OUT OF A CALLED 3.3944 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5579, PAGES 479-482 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BOTH BEING OUT OF THE JOHN NEUTZE SURVEY NUMBER 325, ABSTRACT 554, COUNTY BLOCK 4729, NOW IN NEW CITY BLOCK 34729, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF A 59.90 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8815, PAGES 137-143 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BEING OUT OF THE S.A. & M.G. RAILROAD COMPANY SURVEY NUMBER 326, ABSTRACT 717, COUNTY BLOCK 4728, AND THE TYPER TAP R.R. SURVEY NUMBER 33, ABSTRACT 873, COUNTY BLOCK 4730, ALL IN BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

PAPE-DAWSON ENGINEERS

UNPLATTED
REMAINDER OF 104.7 ACRE TRACT
OWNER: HM DOMINION RIDGE, LTD.
(VOL. 8815, PG. 130-136 O.P.R.)

JOHN NEUTZE SURVEY NO. 325
ABSTRACT 554
COUNTY BLOCK 4729
NEW CITY BLOCK 34729

R=725.00'
L=461.36'
D=36°27'39"
T=238.80'
CH=N70°17'58"E
453.62

N88°31'48"E
347.11'

R=250.00'
L=167.00'
D=38°16'22"
T=86.75'
CH=N69°23'37"E
163.91

N50°15'26"E
107.39'

50' ACCESS EASEMENT TO EXPIRE WHEN INCORPORATED INTO FUTURE PLATTED STREET RIGHT-OF-WAY

R=15.00'
L=22.19'
D=84°46'12"
T=13.69'
CH=S85°32'46"E
20.22

R=675.00'
L=429.55'
D=36°27'39"
T=222.33'
CH=S70°17'58"W
422.33

S88°31'48"W
347.11'

R=300.00'
L=200.40'
D=38°16'22"
T=104.10'
CH=S69°23'37"W
196.69

UNPLATTED
REMAINDER OF 104.7 ACRE TRACT
OWNER: HM DOMINION RIDGE, LTD.
(VOL. 8815, PG. 130-136 O.P.R.)

JOHN NEUTZE SURVEY NO. 325
ABSTRACT 554
COUNTY BLOCK 4729
NEW CITY BLOCK 34729

100-YEAR FLOOD PLAIN

30' BUILDING SETBACK LINE
(VOL. 6400, PGS. 235-238, D.P.R.)

UNPLATTED
REMAINDER OF 59.90 ACRE TRACT
OWNER: HM DOMINION RIDGE, LTD.
(VOL. 8815, PG. 137-143, O.P.R.)

30' BUILDING SETBACK LINE
(VOL. 6400, PGS. 235-238, D.P.R.)

50' DRAINAGE EASEMENT
(VOL. 6400, PGS. 235-238, D.P.R.)

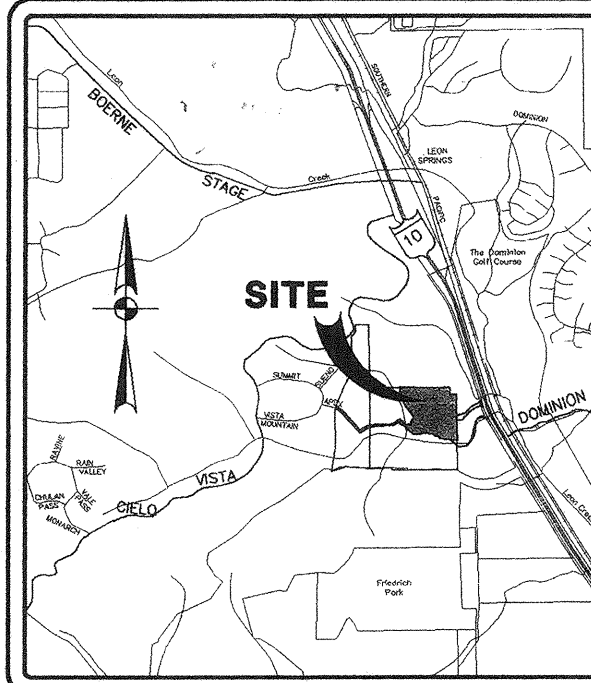
SUMMIT OAKS SUBDIVISION
(VOL. 6400, PGS. 235-238, D.P.R.)

R=225.00'
L=135.59'
D=34°31'35"
T=69.92'
CH=S60°25'27"E
133.54

R=175.00'
L=105.46'
D=34°31'35"
T=54.38'
CH=N60°25'27"W
103.87

UNPLATTED
REMAINDER OF 59.90 ACRE TRACT
OWNER: HM DOMINION RIDGE, LTD.
(VOL. 8815, PG. 137-143, O.P.R.)

PLAT NO. 010383



LOCATION MAP
NOT-TO-SCALE

100 0 50 100
1 INCH = 100 FT.

LEGEND
D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
F.I.R. FOUND 1/2" IRON ROD
-1140- EXISTING CONTOUR
-45- PROPOSED CONTOUR (110' HAS BEEN SUBTRACTED FROM EACH LABEL.)

WASTE WATER EDU NOTE

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

- C.P.S. NOTES:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
 2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
 3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
 4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
 5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS.

ON THIS 26th DAY OF January, 20 02
ATTEST:
GERRY RICKHOFF
COUNTY CLERK
BEXAR COUNTY, TEXAS

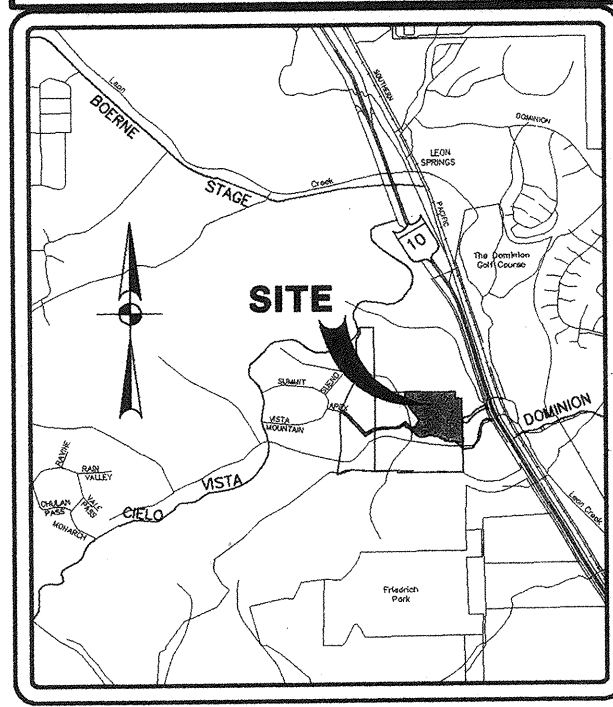
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF January
A.D. 20 02
JUNE M. PUENTE
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
Gerry Rickhoff
COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 26th DAY OF Sept. A.D. 2002, AT 2:48 PM, AND DULY RECORDED IN THE 4th DAY OF Sept. A.D. 2002, AT 10:35 A.M. IN THE RECORDS OF BEXAR COUNTY, TEXAS, IN BOOK VOLUME 9555 ON PAGE 49
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 26th DAY OF Sept. A.D. 2002

SHEET 1 OF 3
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Gerry Rickhoff, DEPUTY

VRP# 04-01-057 OR CINAL JOB NO. 5150-00



LOCATION MAP

NOT TO SCALE

100 0 50 100
1 INCH = 100 FT.

LEGEND

- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- F.I.R. FOUND 1/2" IRON ROD
- 1140 --- EXISTING CONTOUR
- 45 --- PROPOSED CONTOUR (1100' HAS BEEN SUBTRACTED FROM EACH LABEL.)

C.P.S. NOTES:

- The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
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- Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

WASTE WATER EDU NOTE

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS 19th DAY OF March, 2002

ATTESTED:

Dennis H. Rion
COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

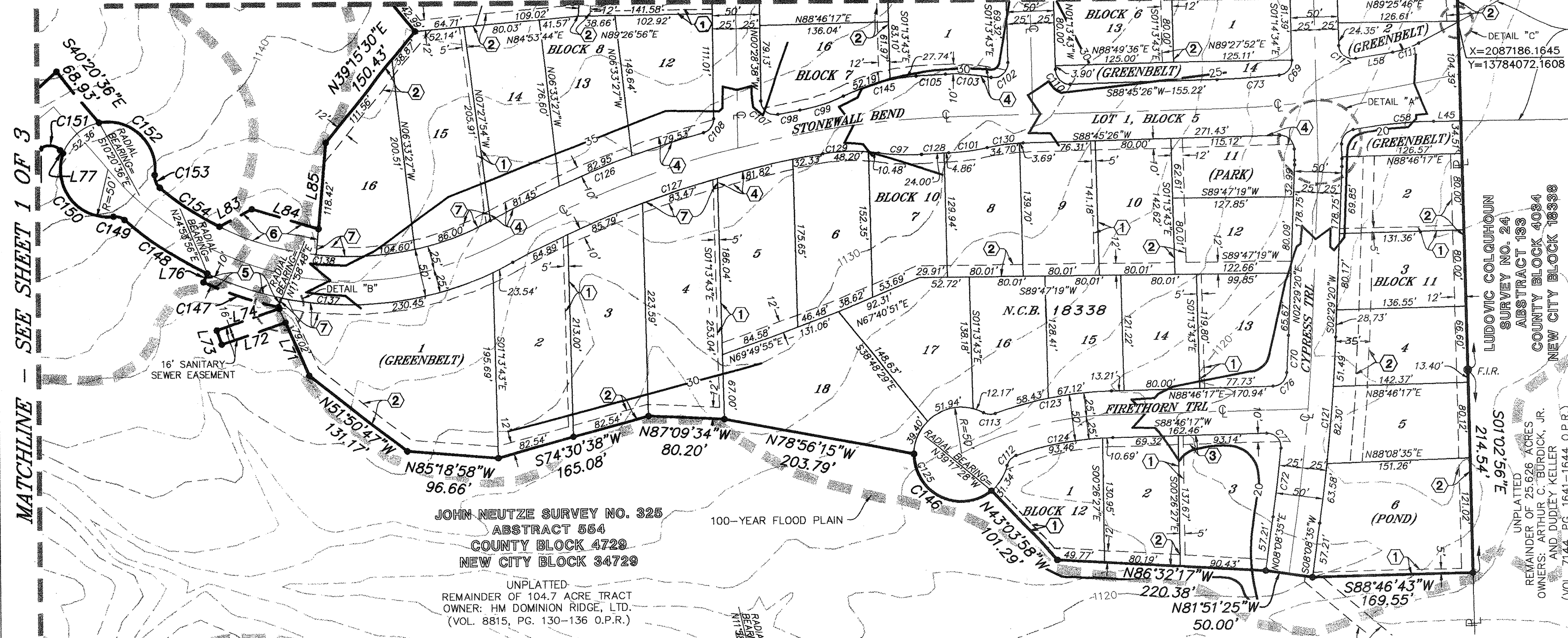
SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF January, A.D. 20 02
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

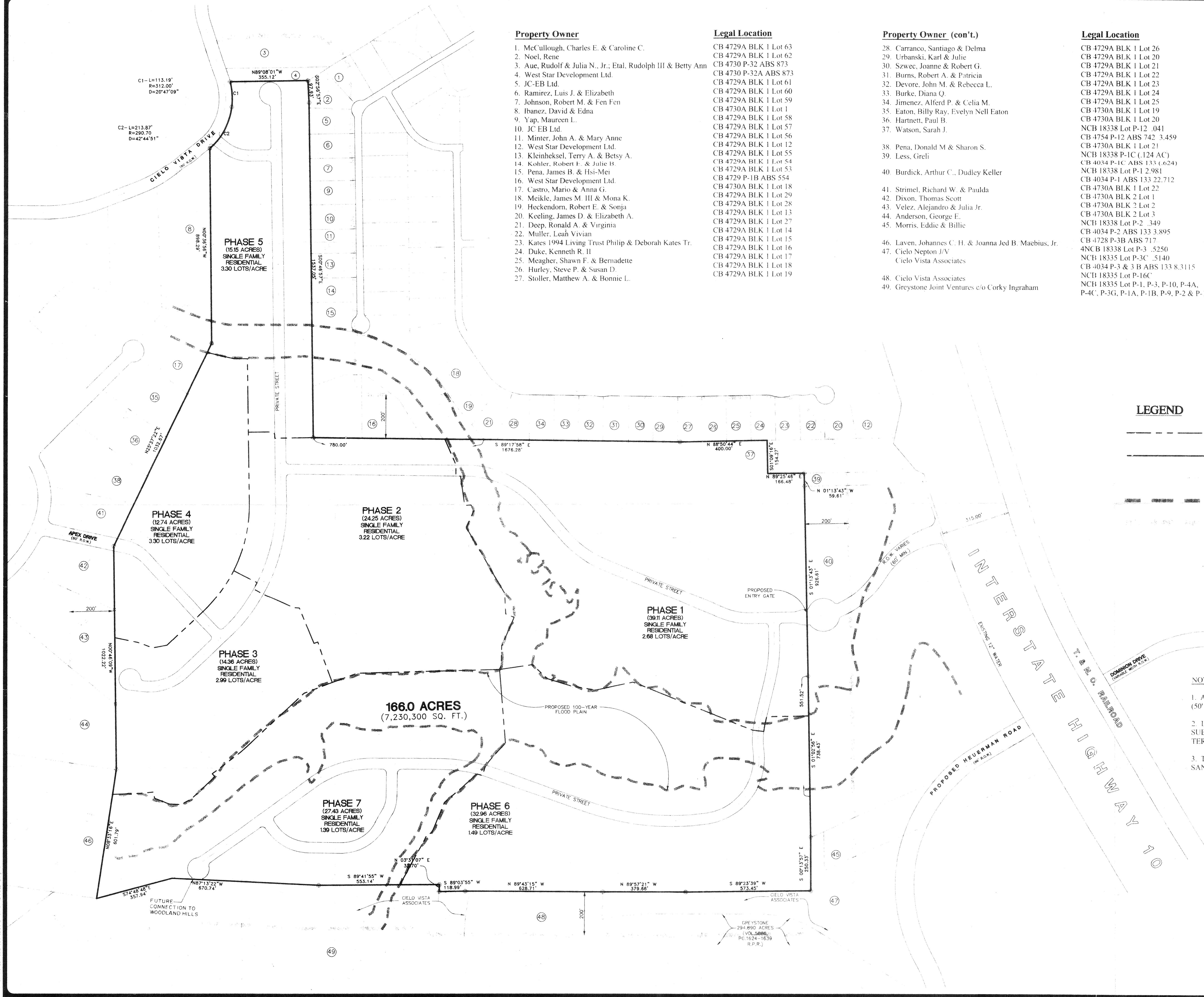
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 3rd DAY OF Sept 2002 AT 2:46 P.M. AND DULY RECORDED THE 4th DAY OF Sept 2002 AT 10:35 A.M. IN THE RECORDS OF BEXAR COUNTY, TEXAS, IN BOOK VOLUME 9555 ON PAGE 50

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 4th DAY OF Sept 2002

SHEET 2 OF 3
COUNTY CLERK, BEXAR COUNTY, TEXAS
DEPUTY

MATCHLINE - SEE SHEET 3 OF 3





Property Owner

1. McCullough, Charles E. & Caroline C.
2. Noel, Rene
3. Aue, Rudolf & Julia N., Jr.; Etal, Rudolph III & Betty Ann
4. West Star Development Ltd.
5. JC-EB Ltd.
6. Ramirez, Luis J. & Elizabeth
7. Johnson, Robert M. & Fen Fen
8. Ibanez, David & Edna
9. Yap, Maureen L.
10. JC EB Ltd.
11. Minter, John A. & Mary Anne
12. West Star Development Ltd.
13. Kleinheksel, Terry A. & Betsy A.
14. Kohler, Robert F. & Julie B.
15. Pena, James B. & Hsi-Mei
16. West Star Development Ltd.
17. Castro, Mario & Anna G.
18. Meikle, James M. III & Mona K.
19. Heckendorn, Robert E. & Sonja
20. Keeling, James D. & Elizabeth A.
21. Deep, Ronald A. & Virginia
22. Muller, Leah Vivian
23. Kates 1994 Living Trust Philip & Deborah Kates Tr.
24. Duke, Kenneth R. II
25. Meagher, Shawn F. & Bernadette
26. Hurley, Steve P. & Susan D.
27. Stoller, Matthew A. & Bonnie L.

Legal Location

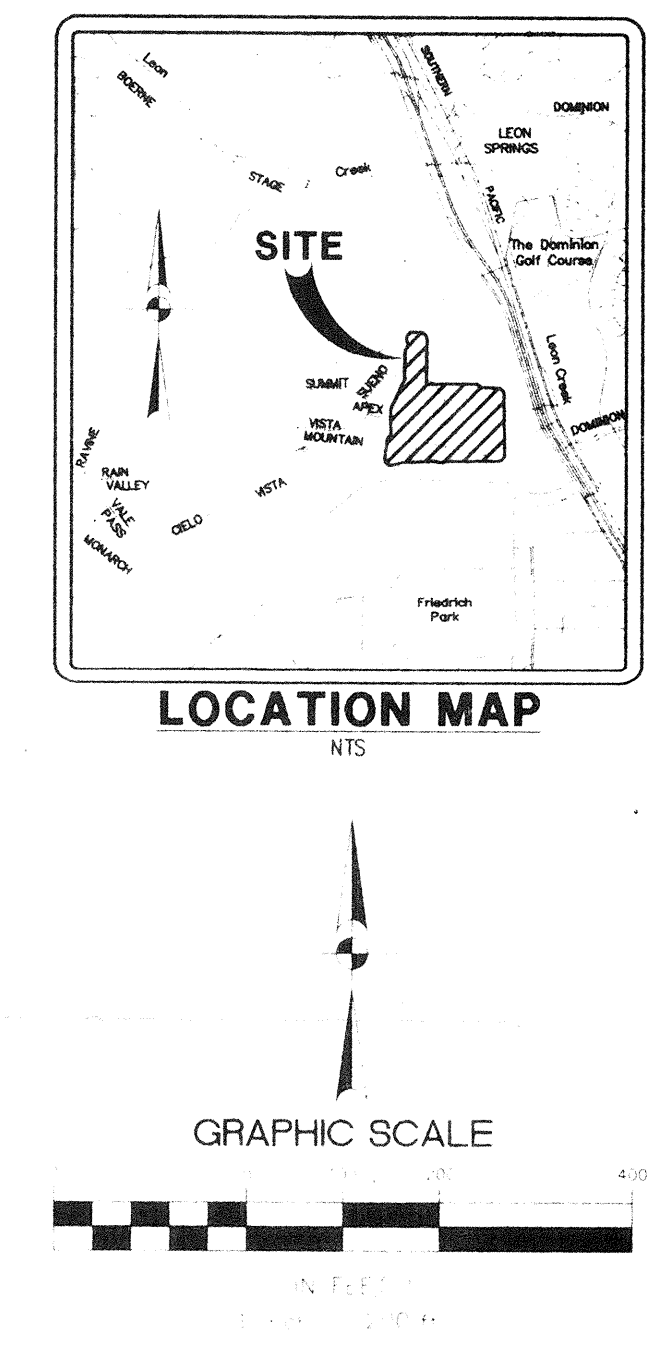
- CB 4729A BLK 1 Lot 63
CB 4729A BLK 1 Lot 62
CB 4730 P-32 ABS 873
CB 4729A BLK 1 Lot 61
CB 4729A BLK 1 Lot 60
CB 4729A BLK 1 Lot 59
CB 4730A BLK 1 Lot 1
CB 4729A BLK 1 Lot 58
CB 4729A BLK 1 Lot 57
CB 4729A BLK 1 Lot 56
CB 4729A BLK 1 Lot 12
CB 4729A BLK 1 Lot 55
CB 4729A BLK 1 Lot 54
CB 4729A BLK 1 Lot 53
CB 4729 P-1B ABS 554
CB 4730A BLK 1 Lot 18
CB 4729A BLK 1 Lot 29
CB 4729A BLK 1 Lot 28
CB 4729A BLK 1 Lot 13
CB 4729A BLK 1 Lot 27
CB 4729A BLK 1 Lot 14
CB 4729A BLK 1 Lot 15
CB 4729A BLK 1 Lot 16
CB 4729A BLK 1 Lot 17
CB 4729A BLK 1 Lot 18
CB 4729A BLK 1 Lot 19

Property Owner (con't.)

28. Carranco, Santiago & Delma
29. Urbanski, Karl & Julie
30. Szwec, Joanne & Robert G.
31. Burns, Robert A. & Patricia
32. Devore, John M. & Rebecca L.
33. Burke, Diana Q.
34. Jimenez, Alferd P. & Celia M.
35. Eaton, Billy Ray, Evelyn Nell Eaton
36. Hartnett, Paul B.
37. Watson, Sarah J.
38. Pena, Donald M & Sharon S.
39. Less, Greli
40. Burdick, Arthur C., Dudley Keller
41. Strimel, Richard W. & Paulda
42. Dixon, Thomas Scott
43. Velez, Alejandro & Julia Jr.
44. Anderson, George E.
45. Morris, Eddie & Billie
46. Laven, Johannes C. H. & Joanna Jed B. Maebius, Jr.
47. Cielo Nepton J/V
Cielo Vista Associates
48. Cielo Vista Associates
49. Greystone Joint Ventures c/o Corky Ingraham

Legal Location

- CB 4729A BLK 1 Lot 26
CB 4729A BLK 1 Lot 20
CB 4729A BLK 1 Lot 21
CB 4729A BLK 1 Lot 22
CB 4729A BLK 1 Lot 23
CB 4729A BLK 1 Lot 24
CB 4729A BLK 1 Lot 25
CB 4730A BLK 1 Lot 19
CB 4730A BLK 1 Lot 20
NCB 18338 Lot P-12 .041
CB 4754 P-12 ABS 742 3.459
CB 4730A BLK 1 Lot 21
NCB 18338 P-1C (.124 AC)
CB 4034 P-1C ABS 133 (.624)
NCB 18338 Lot P-1 2.981
CB 4034 P-1 ABS 133 22.712
CB 4730A BLK 1 Lot 22
CB 4730A BLK 2 Lot 1
CB 4730A BLK 2 Lot 2
CB 4730A BLK 2 Lot 3
NCB 18338 Lot P-2 .349
CB 4034 P-2 ABS 133 3.895
CB 4728 P-3B ABS 717
4NCB 18338 Lot P-3 .5250
NCB 18335 Lot P-3C .5140
CB 4034 P-3 & 3 B ABS 133 8.3115
NCB 18335 Lot P-16C
NCB 18335 Lot P-1, P-3, P-10, P-4A,
P-4C, P-3G, P-1A, P-1B, P-9, P-2 & P-16



LEGEND

- PHASE BOUNDARY LINE
- PROPERTY LINE
- CITY OF SAN ANTONIO CITY LIMITS
- 100 YEAR FLOODPLAIN
- 200' NOTIFICATION LIMIT

NOTES:

1. ALL INTERIOR STREETS WILL BE LOCAL TYPE A (50' ROW).
2. LOCATION OF STREETS AND ENTRY ROADS ARE SUBJECT TO CHANGE DEPENDING ON NATURAL TERRAIN AND FINAL LOT DENSITIES.
3. THIS PROPERTY WILL COMPLY WITH THE CITY OF SAN ANTONIO TREE ORDINANCE.

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
6-25-01 (date) #601 (number)
If no plats are filed, plan will expire
On 12-25-06
1st plat filed on

DEVELOPER
J. A. HANNA COMPANY
706 GUADALUPE
AUSTIN, TEXAS 78701

POADP NO. 707

DOMINION RIDGE - 166.0 ACRE TRACT
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
POADP NO. 707

RECEIVED
04 JUN 23 PM 3:31
LAND DEVELOPMENT
SERVICES DIVISION
JOB NO. 5150-01
DATE 3/01
DESIGNED BAC
CHECKED SLW DRAWN BAC
SHEET 1 OF 1

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8900 FAX: 210.375.8900

VRP# 04-01-057



City of San Antonio
New
Vested Rights Permit
APPLICATION

RECEIVED
04 JAN 23 PM 2:32

LAND DEVELOPMENT
SERVICES DIVISION

Permit File: # 04-01-057
Assigned by city staff

Date: 1/16/04

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: H.M. Dominion Ridge, Ltd. (Jay Hanna) Phone: (512)477-2400 Fax: (512)477-2444

Address: 1011 N. Lamar, Austin, TX Zip code: 78213

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 E. Ramsey, San Antonio, TX Zip code: 78703

1. Name of Project: Stonewall Ranch 166-Acre Tract (a.k.a. Dominion Ridge)

2. Site location or address of Project: West side of I.H. 10 approximately 0.5 mi. north of Milsa Rd.

3. Council District 8 ETJ Yes (Part) Over Edward's Aquifer Recharge? () yes (X) no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.

Single Family Residential

5. What is the date the applicant claims rights vested for this Project? June 25, 2001

6. What, if any, construction or related actions have taken place on the property since that date?
Street, drainage, water, sewer infrastructure for Stonewall Ranch Units-1, 2, 6, 7

Permit File # 04-01-057

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date Issued: _____

Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: Dominion Ridge (166.2 Ac) # 707

Date Accepted: 6/25/01 Expiration Date: 12/25/02 (N/A) MDP Size: 166.2 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date Accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date Submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Stonewall Ranch Unit-1 Plat # 010383 Acreage: 20.64 Approval

Date: 2/27/02 Plat Recording Date: 9/3/02 Expiration Date: N/A Vol./Pg. 9555/49

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

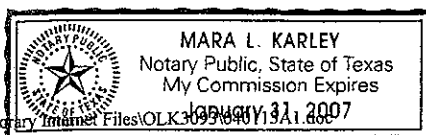
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Jay Hanna Signature: _____ Date: 1/16/04

Sworn to and subscribed before me by Jay Hanna on this 16th day of January in the year 2004, to certify which witness my hand and seal of office.



Mara L. Karley
Notary Public, State of Texas

Permit File # 04-01-057

City of San Antonio use

Permit File: # 04-01-057
Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: W. L. L.

Date: 2/17/02

Comments: Az OF JUNE 25, 2001
FOR LAND USES AS SHOWN ON
APPROVED MAP # 707, DATED 6-25-01

PAPE-DAWSON ENGINEERS, INC.
555 East Ramsey San Antonio, Texas 78216



FROST NATIONAL BANK
CORPUS CHRISTI, TEXAS 78403
30-9-1140

48149

CHECK DATE
January 21, 2004

PAY One Hundred Sixty and 00/100 Dollars

TO City of San Antonio

AMOUNT \$160.00

⑈048149⑈ ⑆114000093⑆

29 3997995⑈

Wayne Brasington MP

Security Features Included. Details on back.

#04-01-057